

CONVEYANCE OF OIL, GAS AND MINERAL PROPERTIES

JACK C. TUNSTILL ROYALTY TRUST

STATE OF Alabama §

COUNTY OF Shelby §

THAT JACK C. TUNSTILL of Fort Worth, Texas (hereinafter referred to as "Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid to Grantor by the JACK C. TUNSTILL ROYALTY TRUST of Fort Worth, Texas (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does by these presents, BARGAIN, SELL, GRANT and CONVEY unto Grantee, its successors and assigns, forever, all oil, gas and mineral rights of any kind owned by Grantor in the state of Alabama (including leased or unleased mineral interests, royalty, overriding royalty and production payment interests, working interests, fee interests and reversionary interests as well as gravel, coal, clay and uranium rights) and any surface rights I might have and specifically including those properties described in Exhibit "A" attached hereto and made a part hereof, it being Grantor's intent to convey all of his rights, title and interest therein whether correctly specified and described in Exhibit "A" or not, together with all of Grantor's interest in all other rights incident or appurtenant thereto.

This conveyance is made without warranty of title except for the interests specifically described in Exhibit "A" attached hereto and made a part hereof. As to those interests specifically described in Exhibit "A", Grantor hereby covenants for himself, his successors and assigns and heirs, that said interests are free and clear of all liens and encumbrances of any kind, and that Grantor will warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever claiming by, through and under Grantor only. Grantor hereby further conveys to Grantee all rights owned by Grantor in prior warranties running in Grantor's favor.

TO HAVE AND TO HOLD all of the rights, title, interest and estate of any kind in and to the aforesaid properties unto Grantee, in the proportions shown above, its successors and assigns; subject to the following additional conditions:

1. This conveyance shall be effective for all purposes as of December 31, 1990, 7:00 a.m. Grantor will pay all ad valorem taxes assessed against the properties conveyed herein up to January 1, 1991, and Grantee shall be responsible for same thereafter. Any sales tax or documentary stamp tax assessed by governmental authorities as a result of this conveyance shall be paid by Grantor.

2. This conveyance is subject to all valid and subsisting oil, gas and other mineral leases, and all unitization or pooling agreements or other contracts of record affecting the properties conveyed hereby.

Prepared by:

Jack C. Tunstill
a married man
P.O. Box 17707
Fort Worth, Texas 76102

Inst # 1998-10627

03/26/1998-10627
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOA MCB 19.00

Inst # 1998-10627

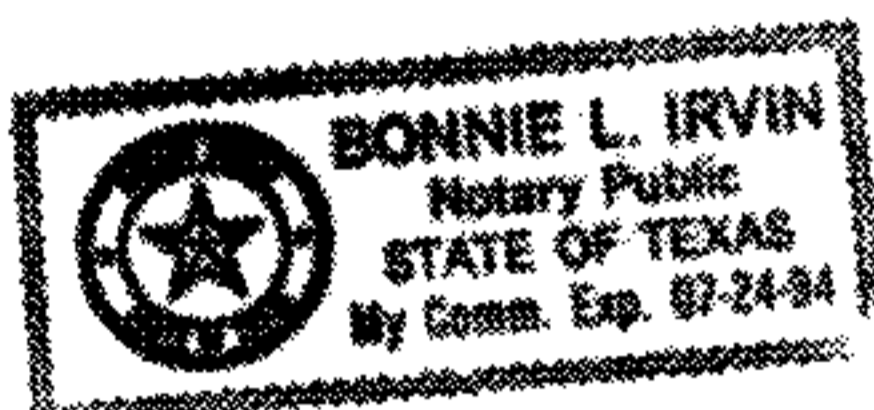
IN WITNESS WHEREOF, the undersigned Grantor has executed this conveyance in several identical counterparts; provided that to expedite recording, the counterparts to be filed for record in the respective counties shall have attached thereto an exhibit describing only the properties located in such county, on this 31st day of December, 1990.


JACK C. TUNSTILL, Grantor

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me by JACK C. TUNSTILL on this 31st day of December, 1990.




NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: _____

ADDRESSES:

Jack C. Tunstill, Grantor
~~810 West 10th Street~~
P.O. Box 17707
Fort Worth, TX 76102

Jack C. Tunstill Royalty Trust
~~810 West 10th Street~~
P.O. Box 17707
Fort Worth, TX 76102

Transfer of Royalty and Mineral Interests.

EXHIBIT A

STATE OF ALABAMA.

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That Jerry F. Colwell and his wife, Loretta H. Colwell

of Decatur Morgan County, State of Alabama, hereinafter called Grantor (whether one or more and referred to in the singular number and masculine gender).

for and in consideration of the sum of Ten and more (\$ 10.00) Dollars, paid by

Three-Fourths (3/4ths) to PETROLEUM CORPORATION OF TEXAS, P.O. BOX 911, Breckenridge, Texas 96044. One-fourth (1/4th) to JACK C. TUNSTILL, 4901 W.

Freeway, Fort Worth, Texas 75107. hereinafter called Grantee the receipt of which is hereby acknowledged, has granted, sold and conveyed and by these presents does grant, sell and con-

vey unto said Grantee an undivided 1/8 One eight (1/8) interest in and to all of the oil, gas and other minerals and mineral rights of every kind and character in, on or under that certain tract or parcel of land situated in the County of Shelby, State of Alabama, and described as follows:

- Township 18 South, Range 2 West
- Section 36: SW/4 of NE/4; and E/2 of SW/4 120
- Township 19 South, Range 2 West
- Section 20: SE/4 of NE/4; and NW/4 of SE/4 80
- Section 21: NW/4 of NW/4 40
- Township 20 South, Range 3 West
- Section 21: SW/4 of SE/4 40
- Township 21 South, Range 3 West
- Section 8: NE/4 of NW/4 40

Being 1/4 of the mineral interest conveyed to Grantor in Deed Book 286, Page 690 conveyance records of Shelby County, Alabama.

*4) 320 (80 + 240)
20 ml 1/4*

To HAVE AND TO HOLD the said undivided interest in all of the said oil, gas and other minerals in, on and under said land together with all and singular the rights and appurtenances thereto in any wise belonging with the right of ingress and egress, and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees, unto said grantee, his heirs, successors and assigns, forever.

Grantee shall have the right at any time (that is not required) to redeem for Grantor by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by Grantor, and be subrogated to the rights of the holder thereof.

This conveyance is made subject to any valid and subsisting oil, gas or other mineral lease or leases on said land, including also any mineral lease, if any, heretofore made or being contemporaneously made from Grantor to Grantee; but, for the same consideration heretofore mentioned, Grantor has sold, transferred, assigned and conveyed and by these presents does sell, transfer, assign and convey unto Grantee, his heirs, successors and assigns, the same undivided interest (as the undivided interest hereinafter is conveyed in the oil, gas and other minerals in said lands in all the rights, rentals, royalties and other benefits accruing or to accrue under said lease or leases from the above described land; to have and to hold unto Grantee, his heirs, successors and assigns.

Witness the signature of the grantor this 21st day of July 1975

Jerry F. Colwell
Loretta H. Colwell

20768

ORIGINAL

145
50
7/1/52

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on 12 day of May, A. D. 1952, the Probate Court of Shelby County rendered a decree for the sale of lands hereinafter described and conveyed, for the payment of State and County taxes then due from Virginia Realty Company the owner of said lands, and for the payment of the fees, costs, and expenses of and under said decree, and the sale had in execution thereof.

AND WHEREAS, thereafter, to-wit, on the 23 day of June, 1952, under and in pursuance of said decree, said lands were regularly offered for sale by the Tax Collector of Shelby County for said taxes, fees, costs, and expenses, and no person having bid a sufficient sum for said lands to pay the same, said lands were bid in for the State for the sum of said taxes, fees, costs, and expenses.

AND WHEREAS, the time allowed by law for the redemption of said lands has elapsed since said sale, and the same not having been redeemed, the title thereto under said sale is still in the State.

AND WHEREAS, said lands having been entered upon the books of the State Land Commissioner, and the State Land Commissioner of the State of Alabama, with the approval of the Governor, has fixed the price of said land, and ascertained that the sum of Two hundred Fifty-two & No/100 (\$252.00) Dollars is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, and costs, and officers' fees which were due upon or have accrued against said lands, as provided for by law.

AND WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by Jerry F. Colwell & Glynn D. Buie to purchase said lands, and said sum of Two hundred Fifty-two & No/100 (\$252.00) Dollars therefor has been paid into the State Treasury.

NOW THEREFORE, The State Land Commissioner of the State of Alabama, by virtue of and in accordance with the authority in him vested by law, with the approval of the Governor of Alabama, and in consideration of the premises above set out, has this day granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Jerry F. Colwell & Glynn D. Buie, without warranty or covenant of any kind on the part of the State, express or implied, all right and title of the State of Alabama acquired by the tax sale aforesaid in and to said lands, described as follows:

M/R only; SW 1/4 of NE 1/4, E 1/2 of SW 1/4; pt of SE 1/4 of SW 1/4, Sec. 36, T 18, R 2 W,
SE 1/4 of NE 1/4, NW 1/4 of SE 1/4 Sec. 20, T 19, R 2 W,
NW 1/4 of NW 1/4 Sec. 21, T 19, R 2 W,
Pt of SW 1/4 of SE 1/4 Sec. 21, T 20, R 3 W,
NE 1/4 of NW 1/4 Sec. 8, T 21, R 3 W,

Handwritten scribbles and initials.

Inst # 1998-10627

Glynn D. Buie
13103 Apple Tree Rd.
Houston, Texas 77024

Jerry F. Colwell
P.O. Box 131
Cottondale, Alabama 35453

REC. BY...
1971 JUN 29 PM 12:51

lying and being situate in said County and State, to have and to hold the same, the said right and title of the State in the lands aforesaid, unto Jerry F. Colwell and Glynn D. Buie and their heirs and assigns forever.

In testimony whereof I have hereunto set my hand and seal this the 21 day of October, 1970
Approved: [Signature] Governor
[Signature] State Land Commissioner

THE STATE OF ALABAMA, MONTGOMERY COUNTY,
I, Mary Slade, a Notary Public in and for said County, in said State, hereby certify that Harvey L. Rabron, whose name is signed to the foregoing conveyance as State Land Commissioner, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity as such State Land Commissioner, executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of October, 1970
[Signature] Notary Public

03/26/1998-10627
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
-15-98

109-306 (02)